

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, February 28, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	
Commissioner Ron Herther	X		
Commissioner Stephen Damron	X		

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

**Call to Order and Roll Call**

Chairman Young called the meeting to order at **6:00 pm**.

**1. CONSENT AGENDA**

- a. Planning and Zoning Commission meeting minutes for February 14, 2017.
- b. **15-05-S** (Subdivision) and **15-08-DR** (Design Review) – **Silvertrail Addition Subdivision**; A request from Viper Investments, LLC, for preliminary plat approval and design review for a new residential subdivision. Applicant proposes 421 single family homes and 56 common lots (approximately 8.68 ac.) on 130.55 acres already zoned R-6 in Kuna City. – ***Findings of Fact and Conclusions of Law.***
- c. **16-12-AN** (Annexation) – **Renascence Farm and Mason Creek Farms**; Applicants, Renascence Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, requests approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel. – ***Findings of Fact and Conclusions of Law.***

*Commissioner Hennis motions to approve the consent agenda; Commissioner Herther Seconds, all aye and motion carried 4-0.*

**Chairman Young stated that he must recuse himself from any consideration of New Business item 2.a: Case No's. 17-01-DR and 17-03-SN because the firm he is employed by was involved with the Bi-Mart project.**

*Vice Chairman, Dana Hennis is now acting as Planning and Zoning Interim Chair*

**2. NEW BUSINESS**

- a. **17-01-DR** (Design Review) and **17-03-SN** (Sign): **SSW Engineers representing Bi-Mart Corporation** requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 32,000 square foot commercial building to house a new Bi-mart store, accompanying landscaping, parking lot, and signage within the *future* Ridley's Family Center No. 2, Commercial subdivision.

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**John Scanlin:** My name is John Scanlin, I am the *\*inudible\** manager for Bi-Mart Corporation. My address is 220 S. Seneca Way, Eugene, Oregon, 97042. Thank you for your time and allowing us to be here. I think you all have the packet for what we are proposing. I will give you a quick synopsis of Bi-Mart and who we are; and I am here with Becky Wilson with SSW Engineers and she'll be happy to answer your questions in regard to the building. But Bi-Mart is a 60-year old retail company based in Eugene, Oregon. It started in Yakima in the 1950's. We have 78 locations in Oregon, Washington and currently 2 in Idaho. This will be our third outlet here in the state and we are very excited to be a part of your community. Bi-Mart will hire a manager, an assistant manager and a first assistant we will send to training classes and then the remaining employees would be hired locally. We usually have 45-50 employees and about 80% of those are full-time. If you have any other questions specifically about Bi-Mart; we are a general merchandiser and we provide pretty much anything from a can of soda to a full pharmacy; approximately 40,000 to 60,000 SKU's ...so yeah, any more specific questions about us, just ask. I will turn it over to Becky, but thank you for the opportunity and we look forward to coming to Kuna. **C/Hennis:** Thank you.

**Becky Wiltse:** Good Evening. My name is Becky Wiltse. I am with SSW Engineers. I am the project manager. Our address is 2350 Oakmont Way, Ste. 105, in Eugene, Oregon. This project has been in the works for quite some time. We were considering the appropriate property for the site and we hope that it meets with your design criteria with parking, landscaping and all the appropriate stuff. So, you have everything in front of you so instead of me diving in, do you have any questions? **C/Damron:** You said this had been in the works for a while? **Becky Wiltse:** We have been in discussions with the property owner for about two years. **C/Damron:** And you have done your site survey knowing full well that there is a dairy right next to you? **Becky Wiltse:** Yes. **C/Damron:** OK, and the smell from that isn't going to bother anyone? **Becky Wiltse:** We don't have any problem with that. **C/Damron:** I am just questioning because when it gets hot, over 100 degree temperatures and that overflow pond fills, your air system is going to fill that store with Kuna's nice smell of 'money'. *\*laughter\**. Sorry that is just the way I say it. **Becky Wiltse:** We will definitely let our HVAC people know that. If there are any possible filtrations that can be made to withstand that smell, we'll address that.

**C/Damron:** My main concern is as that increases, that we don't try to push the farmer out; the dairymen might get "we don't like your smell, it's ruining business" -you know, and try to push him out. That was my concern. **Becky Wiltse:** That discussion has not come up as one of those negative things as far as that is concerned. **C/Damron:** Ok. Thank you.

**C/Hennis:** Ok. Staff? **Troy Behunin:** Good evening Commissioners, for the record, Troy Behunin, Senior Planner for the City of Kuna. My address is 751 W. 4<sup>th</sup> Street, Kuna. I just received an updated grading plan for the site and I will pass that out to you.

### DOCUMENT ENTERED INTO PUBLIC RECORD.

There is really not much change from what is in your packet. The applicant, Becky Wiltse have actually been talking for quite some time with a number of emails and inquiries about the architectural design book and the desired look for the city. I believe this is the third rendition. Here are the materials that are proposed to be used. It is a 32,000 Square Foot building and the applicant has supplied all items that staff have asked for. The site location is going to be directly west of the existing Ridley's market and Ace Hardware store. This will be another commercial lot within the forthcoming Ridley's Family Subdivision No. 2 which is close to finalizing the infrastructure and civil plans with the City Engineer. I expect that plat to be coming along in probably a couple of months. Possibly sooner. Their schedule is to speed that construction up because sidewalks, streetlights, curb, gutter, sewer, water... all have to be in place before a building can receive certificate of occupancy. The final plat will more than likely run in tandem with this development. Staff was unable to ascertain the location of the pylon sign on the plans, but I believe that is ongoing, but they have proposed the sign. There is discussion about that issue in the staff analysis. I did have a conversation with the project manager, Becky Wiltse, last week and she is prepared to answer any questions you might have. Our sign ordinance allows for this type of sign in this zone but because staff is aware of other commercial businesses coming, we want to avoid the visual impacts of sign pollution. We don't want a bunch of signs. Although this sign satisfies the sign ordinance, we would



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request that if they desire a pylon sign as proposed, that they consider, and perhaps be conditioned to work with other businesses who would like to add to their sign in the future so that there would be a space for every future commercial lot. Staff has no other concerns about the construction, the size and the materials of the building. As I said, this is the third iteration. They have modified it considerably from what was originally proposed. Other than that, I will stand for any questions you have.

The Commissioners had no questions.

**C/Hennis:** So that leaves us with our discussion since it is a design review and not a public hearing. Any thoughts or concerns? **C/Herther:** Well, I am glad to see it. **C/Damron:** It looks like the parking is going all the way back to the Ridley's or are they going to have a greenbelt between Ridley's and them? **C/Hennis:** It's not defined. **C/Damron:** Yeah, I didn't see it here. It would be nice to have a greenbelt between the two. **C/Hennis:** I think Ridley's is further over. **C/Damron:** Looking at the site map, I... **C/Hennis:** Yeah, see, I think that is further over. This isn't the Ridley's though. **C/Damron:** Yeah, how close are they to the Ridley's. **Troy Behunin:** Yeah, it is further over. **C/Damron:** Are they going to have a greenbelt between the two? **C/Hennis:** So the property that is kind of 'half-showing' on here... is a different parcel other than Ridley's? **Troy Behunin:** It is a different parcel within the second subdivision so it is still behind Ridley's. To answer your question Commissioner Damron; there is no requirement for a strip of green patch between any of these buildings, other than some of the required landscaping for islands between parking stalls, retention ponds and other things that are necessary, but nothing beyond what is required. **C/Hennis:** OK. The reason for that is this entire area which is Profile Ridge Subdivision from 2006. It is all zoned commercial (C-1), which, if it is a complementary zone, there is no need to put a landscape buffer in between the businesses. **C/Damron:** Ok, so we're going to have another business probably building between the two? **Troy Behunin:** Yes, and so the landscaping will be the parking islands or if there is a need, surface runoff collection. Other than that, there might be some more requirements. **C/Damron:** Ok. **C/Hennis:** What about to the west along the... **C/Gealy:** Along Sailer Place? **C/Hennis:** Yeah, because Deer Flat ...on this...it says 'landscaping by others' or number 6. **Troy Behunin:** Yes, so that is mislabeled. That will actually be the future Sailer Place which is in the staff report. That is a good question though. It will be landscaped by others, mainly by Mark Ridley and his group, when they complete the subdivision for Ridley's Family Center Subdivision No. 2. They will be required to do that. **C/Hennis:** Ok, so they are in agreement with that? They know about that? **Troy Behunin:** Yes, I have been in contact with them about it and their engineer. Actually, I have been talking to them recently about this issue. It won't be a surprise. Let's just put it that way. **C/Hennis:** Ok, good. Thank you. I mean landscaping seems appropriate for what is required for the site. Did you guys want to see the bigger one? **C/Damron:** Did it have landscaping on it? **C/Hennis:** The only thing that I have seen with regard to the architectural elevations: I like what they have got so far, however there is the one west elevation that is kind of long and flat. The south elevation has a lot of the pilaster break-up that we like. The north elevation is good and then the east elevation is going to have another building against it. But what I am looking at on the west elevation -I almost think we have too many reliefs on the back -the south elevation. Maybe move a couple of those to the west elevation? **C/Gealy:** To break up the rest? **C/Hennis:** Yes. You see those two lines that come down from the roof and steps down in transition? Maybe you bring them down to that point? **C/Gealy:** It appears there is some sort of awning anticipated. **C/Hennis:** Right. Towards the front of that. Sorry my iPad is having problems. So, the contrasting color that is between the green stripes horizontally, which is the different black -maybe we do something like that in between those pilasters? Actually, I like the same color in there. I like the block color that is between the stripe there, I wonder if we can do some sort of accent? A different color in those vertical strips because it goes, tan-green-tan-green. Becky; would you mind coming up to the podium again? And please just state your name and address for the record? **Becky Wiltse:** Sure. Becky Wiltse; address is 2350 Oakmont Way, Ste. 105, in Eugene, Oregon. **C/Hennis:** Thank you. So, as we are talking about this -not to increase any costs, but could we take a couple of these out, so there are not quite so many? And maybe put a couple on this elevation to maybe break up this elevation? Would you guys be opposed to that?



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**Becky Wiltse:** The ones on the south field are actual structural elements. We can remove the paint because that is what the green is; just paint. And we could move the paint to that other side. I mean it's just paint so yes, that can change, but to actually have that protrusion, I mean, anything could be done, but to have that architectural feature, we can move colors. **C/Hennis:** Yeah. **C/Damron:** Yeah, anything to break up that really long, flat... **Becky Wiltse:** Understood. We can definitely put more vertical stripes on the west side if that meets with your approval, we can definitely do it as if there were a pilaster there too. You wouldn't actually know it wasn't unless you walked up and touched it. **C/Hennis:** Right. You know, we just like to break up the long horizontal surfaces with some relief there. **Becky Wiltse:** Understood. **C/Hennis:** Right. Well, we can just put that as a condition that you work with staff to provide some architectural relief there. **C/Gealy:** It doesn't sound like it would save you any money to not have those ones along the south elevation. **Becky Wiltse:** Right and we would just be moving the paint instead, because the pilasters have to stay. **C/Gealy:** I mean, it doesn't bother me that there are as many as there are, but it would be nice on the south. You could leave it... **Becky Wiltse:** Yeah, but like you had mentioned, the way the roof steps down... **C/Gealy:** Right. Just something to break up that ... if you could break up that west side, just visually -that would be good. I mean, I don't see any reason for it on the east with another building right next to it in the future. **C/Hennis:** No, I don't either. Ok. Thank you. Any other thoughts? How about signage? **C/Damron:** If they do the signage, and coordinate with other businesses as they move in, we can have the one and they can just build downward on that same signage without having 4 or 5 different business signs. Visually, I think that would be the best way to do that. **C/Hennis:** Right. Well I thought we had an ordinance that kind of directed people toward that process, but I would say yes.  
All Commissioners agreed.

**C/Hennis:** Ok, well if no one has anything else, I will stand for a motion.

*Commissioner Gealy motioned to recommend approval of 17-01-DR (Design Review) and 17-03-SN (Sign); with the conditions as outlined in the staff report, and the additional condition that the applicant work with staff to visually break-up the west side elevation, and work with staff to develop a single pillar sign for this development and future developments within the forthcoming Ridley's Family Center Subdivision No. 2. Commissioner Herther Seconds, all aye and motion carried 3-0.*

**Acting as Chairman, Vice Chairman Hennis relinquished Planning and Zoning Commission Chairman duties back to Commissioner Chairman Lee Young**

- b. **16-19-DR (Design Review) – TNT Subdivision;** AllTerra Consulting, representing Greg Bullock requesting design review approval for a new residential subdivision (see Public Hearing item 4.a).  
**-Staff Requests that this item be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.**

C/Gealy asked if there was a date to be tabled to.

Planning staff suggested tabling to March 14<sup>th</sup>, 2017 would be appropriate.

C/Damron asked if staff would have enough time to prepare responses to comments from ACHD.

Planning staff confirmed that March 14<sup>th</sup>, 2017 was an appropriate date.

*Commissioner Gealy motioned to table Case No. 16-19-DR (Design Review) for TNT Subdivision to the March 14<sup>th</sup>, 2017 Planning and Zoning Commission meeting; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

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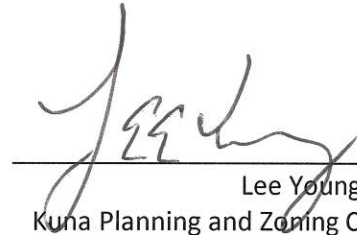
**3. PUBLIC HEARING**

- a. **16-04-S (Subdivision) – TNT Subdivision;** A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. ***-Staff Requests that this item be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.***

*Commissioner Gealy motioned to table Case No. 16-19-S (Subdivision) for TNT Subdivision to the March 14<sup>th</sup>, 2017 Planning and Zoning Commission meeting; Commissioner Herther Seconds, all aye and motion carried 4-0.*

**4. ADJOURNMENT**

*Commissioner Hennis motions to adjourn at 6:37 pm; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

  
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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

  
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Wendy I. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department